

# **HISTORIC LANDMARKS COMMISSION**

**September 12, 2013**



**THE REGULAR MEETING WILL BE HELD AT 9:00 A.M. IN  
CITY COUNCIL CHAMBERS  
SUFFOLK MUNICIPAL BUILDING**

**NOTE: IF YOU CANNOT ATTEND THIS MEETING, PLEASE CALL  
THE DEPARTMENT OF PLANNING  
BY 12:00 NOON, WEDNESDAY, September 11, 2013  
514-4060**

**RANDY HICKS  
CHAIRMAN**

**PREPARED BY THE CITY OF SUFFOLK  
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT**

*DIVISION OF PLANNING*

**AGENDA**  
Historic Landmarks Commission Meeting  
Thursday, September 12, 2013  
9:00 a.m.

- I. Call to Order: Chairman
- II. Roll Call
- III. Approval of the Minutes for the August 8, 2013
- IV. Public Hearing Items:
  - A. **REQUEST FOR CERTIFICATE OF APPROPRIATENESS HC-2013-16**, submitted by Chris Johnson, The Monument Companies, agent for, 147 W. Washington Street, LLC, applicant and property owner, for site improvements and exterior renovations of an existing mixed use (multi-family residential and commercial) structure and adjacent public parking lot. The affected properties are located at 121, 129, 133-135, 137-139, 141, 143-145, and 147-149 W. Washington Street. The properties are further identified as Zoning Map 34G18, Block (2) Parcel(s) 10, 11, 12, 13, 14, 15 and 16, and Zoning Map 34G18, Block (2) Parcel(s) 3, 13A and 14A, Suffolk Voting Borough, and are zoned CBD (Central Business District), and HC (Historic Conservation Overlay District).
  - B. **REQUEST FOR CERTIFICATE OF APPROPRIATENESS HC-2013-17**, submitted by Douglas Fisher, property owner, to replace an existing wooden picket fence with a decorative aluminum picket fence for an existing residential structure located at 238 Pinner Street. The property is further identified as Zoning Map 34G19 Block (A) Parcel(s) 18, Suffolk Voting Borough, and is zoned RM (Residential Medium Density District), and HC (Historic Conservation Overlay District).
- V. New Business
  - Enforcement Update
  - Administrative Approvals
- VI. Adjournment



MINUTES  
HISTORIC LANDMARKS COMMISSION

August 8, 2013

9:00 A.M.

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The regular meeting of the Historic Landmarks Commission was held on Thursday, August 8, 2013, 9:00 a.m., in the Council Chambers of the Municipal Building, 441 Market Street, Suffolk, Virginia, with the following persons present:

MEMBERS PRESENT:

Walter Boyette  
Merritt Draper  
Susan Coley  
Amy Elliott  
John Faircloth  
Randy Hicks, Chairman  
Edward King  
Geraldine Outterbridge  
G. Stewart Tyler, Vice Chairman

STAFF:

Robert Goumas, Assistant Director of Planning  
Shanda Davenport, Principal Planner  
Thomas Jordan, Planner II  
Jillian Scott, Office Assistant II

The meeting was called to order by Chairman Hicks. The roll was called by Mr. Goumas and the Chairman was informed that a quorum was present. The minutes of the previous meeting were approved with corrections noted. The Chairman noted the time limits for public hearings are ten (10) minutes for proponents, fifteen (15) minutes for opponents, and five (5) minutes for rebuttal.

## **PUBLIC HEARINGS**

**REQUEST FOR CERTIFICATE OF APPROPRIATENESS HC-2013-14, submitted by Jim Sherrer, Design Development Associates, agent for, First Baptist Church, applicant and property owner, for the expansion and exterior renovations of an existing structure located at 237 N. Main Street. The property is further identified as Zoning Map 34G18 Block (A) Parcel(s) 64, 65 and 66, Suffolk Voting Borough, and is zoned CBD (Central Business District), and HC (Historic Conservation Overlay District).**

The first item of business was introduced by the Chairman, followed by a staff report by Shanda Davenport, Principal Planner. Ms. Davenport stated that the project site is located southwest of the intersection of North Main Street and Freemason Street and contains a series of structures which house the First Baptist Church. The Architectural Analysis contained in the 1987 Suffolk National Register of Historic Places District Inventory described the First Baptist Church as follows: “The First Baptist Church at 237 North Main Street is too recent to be a contributing building, but it is a handsome Georgian Revival church. The Baptists built their first church, a wood frame structure, in 1836. This building lasted well into the twentieth century and functioned as a Sunday School after the second church, a brick building, was built in 1887. The second church was demolished in 1957 to make way for the present building”. The non-contributing property has been the subject of several cases considered before the Historic Landmarks Commission. The design of the education building was considered before the Commission during HCC-1981-01, HCC-1986-01, and HCC-1986-02. HCC-1983-02 authorized the repair of the existing sign on the property. HCC-2001-21 authorized the installation of a lift at the rear of the building. HC2005-50

approved fencing associated with the children's play area. Finally, in 2009, HC2009-07 approved window replacements.

This request primarily concerns the construction of an addition connecting the First Baptist Church main sanctuary building and the education building. Furthermore, the approval of two handicap ramps are proposed for this project; one fronting the education building and one on the north side of the main sanctuary building.

Ms. Davenport stated that The First Baptist Church is located within the Central Business District and the Historic Conservation Overlay District. As identified in the *Historic District Design Guidelines*, North Main Street serves as a historic entry corridor leading into the Central Business District. While consideration of specific design elements is important, it is equally important to remember that the structure must function efficiently and effectively for its intended use. Guidance offered by the National Park Service for new construction within Historic Districts is *that new work shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment*. The exterior of the existing buildings are clad in a brick veneer which will be replicated on the proposed addition. Accents to the building will be provided by precast elements. Much of the addition will be constructed of white storefront glazing to create an atrium effect to the connecting structure. The proposed addition includes a tower element which is inspired by the original church building tower. The tower will balance the front façade and give a visual orientation to the entrance to the combined building. Windows used in the lower portion of

the tower will be wood windows with divided lights. Upper windows will be white metal-framed windows. The form, proportion and location of the windows will be similar to the former historic tower. The successful incorporation of historic and non-historic design elements into the building's design are particularly reflected in the following:

- The enhancement of the pedestrian scale and the strengthening of the spatial definition of the building along North Main Street;
- The use of brick as the exterior building material; and
- The use of the tower element inspired by prior construction, including the detailing of the tower elements.

The applicant proposed to construct masonry ramps at the existing entrances to the main sanctuary building and the education building. One ramp is to be located on the north side of the building. An existing window will be converted to a door to provide access to the building. The other ramp will be a modification to the stair feature on the education building. The ramps are to be constructed of concrete, but contained and screened by a low brick wall. Handrails will be provided and constructed of black metal. The overall impact of the ramp will be minimized by the use of materials which are similar to the existing structure. An encroachment agreement may be needed to modify sidewalk to provide a fully accessible route. The proposed addition to the First Baptist Church complex is respectful of the context of the Historical District while enhancing the ability of the Church to fulfill its civic intent. The proposed design of the addition reinforces the existing building's siting, massing, and

street presence while properly differentiating the building from the historic structures in the district. Staff found that the proposed additions to the First Baptist Church were consistent and compatible with and further:

- The design criteria for the Central Business District as established by the UDO;
- The general guidelines of the Historic Conservation Overlay District as established by the UDO;
- The general guidelines, commercial building design considerations, and considerations for new construction within the Historic Core as established by the *Suffolk Historic District Design Guidelines*.

Based on the findings-of-fact, staff recommended approval of HC-2013-14 with the condition that a site plan be submitted for review in accordance with Section 31-307 of the Unified Development Ordinance.

The public hearing was opened and speaking in favor of the application was Mr. Kermit Hobbs, Chairman of the Renovation committee at First Baptist. Mr. Kermit provided a brief history of the church and stated that this would be an important step to enhance the church and asked that Board approve the application.

Also, speaking in favor was Jim Shear, Design Development architect. Mr. Shear stated that the church history was very important in the project making process. Mr. Shear stated that the tower was a natural element to tie the additions together at the church. Mr. Shear asked that the Board see favor in the application as submitted.

There being no speakers in opposition, the public hearing was closed.

After discussion by the Commission, a motion was made by Commissioner Faircloth to approve staff's recommendation. The motion was seconded by Commissioner Tyler and approved by a recorded vote of 8-0-1. (Commissioner Draper abstained)

**REQUEST FOR CERTIFICATE OF APPROPRIATENESS HC-2013-15, submitted by Howard C. and Arlene B. Benton, applicant and property owner, for a change in materials for the repair or replacement of an existing standing seam metal roof, and associated exterior renovations of an existing structure located at 117 Wellons Street. The property is further identified as Zoning Map 34G17 Block (A) Parcel(s) 237, Suffolk Voting Borough, and is zoned RM (Residential Medium Density District), and HC (Historic Conservation).**

The next item of business was introduced by the Chairman, followed by a staff report by Thomas Jordan, Planner. Mr. Thomas stated that the structure is located at 117 Wellons Street at the intersection with Jackson Street and it is part of the 2004 West End Historic District. The contributing dwelling was constructed in the Queen Anne architectural style between 1895 and 1910. Notable features include: a projecting front gable with cut-away bay windows and a single-light fixed pointed window on the projecting gable; a one-light transom on the front entry; overhanging roof eaves and a boxed cornice.

The applicant requests approval for a change in materials for the replacement of an existing standing seam metal roof and associated exterior renovations on the rear – side of the first-story of the dwelling. Mr. Jordan stated that the replacement roof material is a 60 mil Thermoplastic Polyolefin (TPO) rubber roof membrane. The applicant submitted a condition statement from the contractor as required by the design guidelines. The condition statement



identifies the low slope roof (2:12) as a contributing factor to the premature failure of the existing metal roof and continued leaks. The contractor identifies the TPO roof as a preferred material to reduce debris collection and cites the white color as reflective in order to promote energy efficiency. The guidelines identify that roof designs vary considerably within the Historic Conservation Overlay District and are one of the key character defining elements of the style of the house. Furthermore, roofs are an important in defining the character, formality, stature, and texture of the house and the street. Consequently, historic roofing materials should be preserved and maintained. However, given the low slope of the existing roof and minimal visibility from public view the replacement of the existing metal roof with a TPO rubber membrane roof appears appropriate. Mr. Jordan stated that a properly installed and maintained rubber membrane roof should provide a long term solution to the dwellings continual water damage issues. The installation of a replacement rubber membrane roof will not negatively impact the district's overall character and will assist in maintaining the integrity of the historic structure.

Mr. Jordan stated that it is staff's position that the criteria of Chapter 5, Section I, Roofs, of the Historic District Design Guidelines have been satisfied. Based on the findings-of-fact, staff recommended approval of the request with the 3 conditions noted in the staff report.

The public hearing was opened and speaking in favor of the application was Mr. Benton, property owner. Mr. Benton stated that the property was purchased in 1946 and that it is one of the most distinguished houses in the neighborhood with lots of interesting elements. Mr.

Benton stated that the house is one of the older structures in the city of Suffolk. Mr. Benton stated that the roof have become frustrating and so deteriorated that any efforts to patch it only creates additional problems. Mr. Benton stated that the leaks have been destructive to the occupants and there is no option but to replace the roof. Mr. Benton stated that the roof is flat and not visible from ground level and he hoped the Board would look favorably on the application.

There being no speakers in opposition, the public hearing was closed.

After discussion by the Commission, a motion was made by Commissioner Tyler to approve staff's recommendation. The motion was seconded by Commissioner Elliott and approved by a recorded vote of 9-0.

**New Business:** Enforcement Update

Susan Dillard, (Planning & Community Development) gave an update on the enforcement actions taken by Community Development for the following properties:

193 E. Washington Street – property maintenance violation

221 Bank Street – property maintenance violation, continued until September 5

130 Oakdale Terrace – court case continued until September 5

105 N. Main Street –property maintenance violation, court case continued until September 5

There being no further business, the meeting was adjourned at 9:25 a.m.

# HISTORIC LANDMARKS COMMISSION



August 8, 2013

Motion:  
Faircloth

2<sup>nd</sup>: Tyler

TO: Approve  
Staff's  
Recommendation

Motion: Tyler

2<sup>nd</sup>: Elliott

TO: Approve  
Staff's  
Recommendation

## ATTENDANCE

HC-2013-14

HC-2013-15

VOTE: 8-0-1

VOTE: 9-0

## COMMISSIONERS

PRESENT

ABSENT

YES

NO

Boyette, Walter

X

X

X

Coley, Susan M.

X

X

X

Draper, Merritt

X

Abstained

X

Elliott, Amy

X

X

X

Faircloth, John

X

X

X

King, Edward L.

X

X

X

Outterbridge, Geraldine

X

X

X

Tyler, Stewart G.

X

X

X

**Vice-Chairman**

Hicks, Randy,

X

X

X

**Chairman**

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# CITY OF SUFFOLK

441 MARKET STREET, POST OFFICE BOX 1858, SUFFOLK, VIRGINIA 23439-1858  
PHONE: (757) 514-4060 FAX: (757) 514-4099

DEPARTMENT OF  
PLANNING & COMMUNITY DEVELOPMENT

*Division of Planning*

To: Historic Landmarks Commission

From: Shanda H. Davenport, Principal Planner

Date: September 12, 2013

Subject: **Request for Certificate of Appropriateness HC-2013-16**, submitted by Chris Johnson, The Monument Companies, agent for, 147 W. Washington Street, LLC, applicant and property owner, for site improvements and exterior renovations of an existing mixed use (multi-family residential and commercial) structure and adjacent public parking lot. The affected properties are located at 121, 129, 133-135, 137-139, 141, 143-145, and 147-149 W. Washington Street. The properties are further identified as Zoning Map 34G18, Block (2) Parcel(s) 10, 11, 12, 13, 14, 15 and 16, and Zoning Map 34G18, Block (2) Parcel(s) 3, 13A and 14A, Suffolk Voting Borough, and are zoned CBD (Central Business District), and HC (Historic Conservation Overlay District)

## **STAFF REPORT**

### **Overview off the Subject Property and Surrounding Area**

The 2002 Historic District Extension survey stated that the subject buildings primarily contribute to the period of significance for the Suffolk Historic District.

121-127 West Washington Street – This building was constructed between 1900-1915 in an Italianate style. The building is composed of two separate commercial fronts each two bays wide with tripartite windows with segmental arch corbelled brick lintels. Both storefronts have been altered from the original configuration.

129 West Washington Street – This building was also constructed between 1900-1915 and is typical in design and form to other Italianate commercial building that were constructed in Suffolk during the first quarter of the 20<sup>th</sup> century. This building is constructed in a 7-course American bond. The entry to the building is recessed in the center of the building.

133-145 West Washington Street – This building which dates from between 1900-1914, was identified as one structure during the 2002 survey of historic properties. At that time, the

structure was identified as a non-contributing structure due to the remodeled façade which had compromised the buildings historic integrity. Since that time, much of the applied façade has been removed and the historic character of the buildings has been revealed.

147-149 West Washington Street – This Italianate structure also dates from 1900-1915. This building is three bays wide with side passage entries. The center bay is a fixed plate glass store window. The second story has three two-over-two windows with brick hood crowns and square wood sills.

The *2026 Comprehensive Plan* identifies the site as being in the Central Suburban/Urban Growth Area (Mixed Use Core District). The surrounding area is zoned CBD, Central Business District with the adjacent properties consisting of first floor mercantile and second floor residential uses, typical of a downtown area. The properties are located in an overlay zone of Historic Conservation which governs modifications to the exterior of the structure. The properties run along the south side of West Washington Street and generally complete the streetscape from North Main Street to Saratoga Street with the exception of properties directly at each end of the block. To the south of the buildings is located the city-owned Cherry Street parking lot.

### **Case History**

Throughout their existence, the structures at 121, 129, 133-135, 137-139, 141, 143-145 and 147-149 West Washington Street have historically been used for mercantile purposes. A number of prior Certificates of Appropriateness (COA) have been approved for these structures. The structure located at 121-127 West Washington has received a number of approvals for repairs; HC2002-20, roof replacement; HC2005-94AD, sign installation; HC2005-68AD, repoint and repaint masonry; 2006-39AD, sign installation; HC2006-28, façade renovation, sign and awning installation; and HC2008-43AD, roof replacement.

In 1979, prior to the establishment of the Suffolk Historic and Cultural Conservation Overlay District, approval was granted via an encroachment agreement to allow façade and canopy installations along the entire block of West Washington Street. The second-story metal facades have all since been removed, however, some of the storefronts still have the masonry facades which were installed at the ground level.

### **Proposed Action**

The applicant is proposing to rehabilitate the buildings located at 121 – 149 West Washington Street using Virginia and Federal Rehabilitation Tax Credits. The rehabilitation will result in the building being converted from their historic mercantile and warehouse use into mercantile storefront spaces and apartments. The conversion from the former mercantile/warehouse use to mercantile/residential requires compliance with today's health/safety and building code requirements for access, lighting, and ventilation standards. As such, minor alterations to the buildings will occur in addition to the restoration of the historic facades. Light wells will be installed on the roof of the structures to allow light and ventilation to the proposed interior residential units. New window and door openings are proposed on the back of the structures to facilitate the adaptation. Minor site improvements in the rear such as the construction of a

dumpster enclosure, the removal of paving, the installation of landscaping and fencing are proposed to allow for this reuse.

### **Public Notice**

Public notice of this meeting was published in the newspaper and notices were mailed to adjacent property owners.

### **Applicable Regulations and Analysis**

While the following regulations and policies apply to this project, it is the Commission's responsibility to ensure that the Historic District Design Guidelines are met. Other zoning and design standards will need to be addressed as part of the site plan review process.

### **Unified Development Ordinance**

#### ***Section 31-403(a), CBD (Central Business District)***

The CBD district provides concentrated downtown civic...service, office...and other uses in the existing central business district of the City of Suffolk. Urban design standards are required in order to... promote pedestrian activity and to maintain the unique character of the center.

#### ***Section 31-413, HC, Historic Conservation Overlay District***

1. Section 31-413(a)(3), Purpose and Intent: The district is "designed to ensure that buildings shall be erected so as to be architecturally compatible with the historic landmark buildings or structures within the district."
2. Section 31-413(g)(2) General Guidelines
  - A. The compatibility with the design standards and criteria as included in the City's adopted Historic District Guidelines, *Historic District Design Guidelines for the City of Suffolk*.
  - B. The appropriateness of the general design geometry and proportions, structural arrangement, building materials, texture and color of the proposed building in relation to such factors as the compatibility with similar features of buildings or structures within the area circumscribed by the subject overlay district.
  - D. The extent to which the building will be harmonious with or architecturally incompatible with the historic buildings within the subject overlay district.
  - E. The compatibility of planned improvements and renovations with the architectural and historic quality, character, and scale of the historic buildings in the City of Suffolk.
  - G. The compatibility of the proposed building, structure, or appurtenant element with the Comprehensive Plan's goals for historic preservation and architectural design review.

3. Section 31-413(g)(7)(A)(iii) (Approval of major action by the HLC): Any addition to, or substantial alteration of, a designated landmark or structure on a contributing property which increases the square footage of the structure or otherwise alters substantially its size, height, contour or outline.

### **Suffolk Historic District Guidelines**

1. Chapter 1, Section D - Special Areas within the Local Historic District: This area forms the historic core of the Central Business District. The area consists of a wide variety of historic buildings which work together to create a unified urban setting and a rich street presence. Although the center of the Historic Urban Core is becoming stronger as a result of years of successful revitalization efforts, some commercial buildings along East and West Washington Street remain vacant and are in need of façade improvements, rehabilitation, and re-use.
2. Chapter 1, Section E, Categories of Significance within the Historic Conservation Overlay District – Contributing Structures: Historic or non-historic structures contribute to the overall historic character of the historic district through the compatibility of their design, character, scale, material and detailing. They are not, however, significant enough to be designated as landmarks.
3. Chapter 1, Section F, Goals
  - a. Continued Use of Historic Buildings
  - b. Rehabilitation of Deteriorating Historic Structures
  - c. Appropriate Design of Additions and Alterations for Buildings
  - d. Streetscape Enhancements Compatible with the Historic Character
4. Chapter 3, Section F, What Style is Your Building? – Historic Mercantile: The first floor of these structures served as mercantile display or other commercial uses with high ceilings and large storefront display windows. Typically, the entrances were integrated into recessed portions of the storefront to maximize display area. The upper floor was often residential living space and usually had double hung windows and a brick façade.
5. Chapter 4, Section B.1, Background: In general, the original materials should, to the maximum extent possible, be maintained and preserved in place. When alterations are required, the original materials should remain unaltered to the greatest extent possible. When exterior materials must be replaced due to deterioration or alterations, the physical dimensions, styles, and other qualities of the original materials should, to the maximum extent possible, be replicated to match the original as closely as possible.



6. Chapter 4, Section C.3, Guidelines for Window Preservation

- a. **Maintain Original Windows:** Maintain original windows by patching, splicing, consolidating or otherwise reinforcing the wooden members. If repair of an original window is necessary, repair only the deteriorated element to match the original in size, composition, material, dimension, and detail. The removal of historic materials shall be avoided.
- b. **Avoid Replacing Original Windows:** Replace windows only when they are missing or beyond repair. Replacement windows should be designed to match the original in appearance, detail, material, profile, and overall size as closely as possible. Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, the reflective quality or color of the glazing or the appearance of the frame.
- c. **Maintain Consistency of Window Types:** Maintain window types that reflect those types found in the district.

7. Chapter 4, Section D.2, Guidelines for Doors

- a. **Preserve Original Doors:** Only replace doors when they are missing or beyond repair.
- b. **Use Compatible Door Styles:** When replacing doors, use door styles that relate to those found in the district.

8. Chapter 5, Section F.1, Landscaping: Install new landscaping such as trees, along the sidewalk and plants that are traditional or indigenous to the area to reinforce the character of the district.

9. Chapter 5, Section F Miscellaneous Exterior Items: Site appurtenances shall be located where least likely to detract for the character of the site. Screen with landscaping or fences.

10. Chapter 6, Section B, Rehabilitation of Historic Building Facades: Within the Historic Urban Core, the careful removal of alterations and the restoration of the original mercantile building's details could restore the building's original character. Subsequently, the building would not only be an attractive location for business, its restoration could serve to spur economic development/redevelopment within the area.

11. Chapter 6, Section C.1, General: Historic mercantile buildings are typically designed with an open first story featuring large storefront windows and display cases with an entrance to the retail space.

12. Chapter 6, Section C.2, Guidelines for Mercantile Buildings

- a. Preserve Historic Building Facades
- b. Preserve/Rehabilitate Display Windows: Preserve and rehabilitate historic mercantile display windows at the street level to not only restore the building's original appearance, but also to encourage street-level retail uses and foster a pedestrian-friendly environment.
- c. Preserve and Rehabilitate Windows and Doors: Preserve and rehabilitate original window/door openings, window sashes, window/door muntin patterns and window/door trim to maintain and strengthen not only the building's historic character but also that of the surrounding area as well. Where original windows and doors must be replaced due to deterioration or damage, match their original sizes, patterns, and design.

**Staff Analysis**

121-127 West Washington Street – The renovation of this building will be accomplished by the removal of non-historic elements. Aluminum storefront and doors will be removed from the front façade as well as siding and paneling which had been applied above the storefront. Openings on the rear of the building will be re-established by the removal of infill masonry. New storefront will be installed in the existing openings. The storefront will consist of fixed-panel glazing with wood jambs, sills, and header. New storefront doors will be single-lite painted wood construction. New metal-clad double-hung windows will be installed in the rear elevation in the restored openings. New metal-clad wood French doors will be installed in the rear elevation in existing openings.

The four existing wood windows at the rear of the building and the second-story wood windows on the front façade will be cleaned, repaired and restored, using like-kind materials, to operable condition. Similarly, all masonry will be thoroughly inspected and deteriorated mortar will be repaired in accordance with NPS Preservation Brief No. 2. The existing painted brick portion of the building will be painted per the colors on the attached exhibit.

A portion of the roof will be removed to create light wells to the interior of the building. These light wells will not be visible from the public right-of-way as they will be openings in the center of the roof. In addition, skylights will be installed throughout the roof. The flat roof on the top of the building will be replaced with membrane roofing. Appropriate metal flashing will be restored or replaced with like-kind material as needed.

A courtyard will be constructed at the rear of the building to create an entry feature for the back of the building. Enclosure will be accomplished by 42" high metal bronze-colored picket fencing. The courtyard paving will be composed of exposed aggregate concrete. Landscaping will be installed.

A new fabric awning is proposed on the right storefront. An encroachment agreement will be

required to be obtained from the City for the installation of the proposed awning.

129 West Washington Street – Aluminum storefront and doors will be removed from the front façade as well as siding and paneling which had been applied above the storefront. Openings on the rear of the building will be re-established by the removal of infill masonry. Masonry will be removed at the rear of the building to create an additional entry into the building. New storefront will be installed in the existing openings. The storefront will consist of fixed-panel glazing with wood jambs, sills, and header. New storefront doors will be single-lite painted wood construction. New metal-clad double-hung windows will be installed in the rear elevation in the restored openings. New metal storefront and doors will be installed at the two rear entry locations. Masonry will be removed at the east elevation of the building to create two additional first-floor windows and five additional second-story window openings. New metal-clad double-hung windows will be installed in the east elevation in the newly created openings.

The second-story wood windows on the front façade will be cleaned, repaired and restored, using like-kind materials, to operable condition. Similarly, all masonry will be thoroughly inspected and deteriorated mortar will be repaired in accordance with NPS Preservation Brief No. 2. The existing painted brick portion of the building will be painted per the colors on the attached exhibit.

A portion of the roof will be removed to create a light well to the interior of the building. As they are throughout, the light well will not be visible from the public right-of-way. In addition, skylights will be installed throughout the roof. The flat roof on the top of the building will be replaced with membrane roofing. Appropriate metal flashing will be restored or replaced with like-kind material as needed.

The same 42-inch high bronze metal picket fencing will be used to create a private entry at the rear of the building for an apartment unit with direct access to the exterior.

133-135 West Washington Street – The renovation of this building will be accomplished by the removal of non-historic elements. A masonry wall at the storefront will be removed. New storefront will be installed in the existing openings. The storefront will consist of fixed-panel glazing with wood jambs, sills, and header.

The four second-story wood windows on the front façade will be cleaned, repaired and restored, using like-kind materials, to operable condition. Similarly, all masonry will be thoroughly inspected and deteriorated mortar will be repaired in accordance with NPS Preservation Brief No. 2. The existing painted brick portion of the building will be painted per the colors on the attached exhibit.

Skylights will be installed throughout the roof. The flat roof on the top of the building will be replaced with membrane roofing. Appropriate metal flashing will be restored or replaced with like-kind material as needed.

The 42-inch high bronze metal picket fencing will be used to create a private entry at the rear of the building for an apartment unit with direct access to the exterior.

137-139 West Washington Street – Aluminum storefront and doors will be removed from the front façade. New storefront will be installed in the existing openings. The storefront will consist of fixed-panel glazing with wood jambs, sills, and header. New storefront doors will be single-lite painted wood construction.

The second-story wood windows on the front façade will be cleaned, repaired and restored, using like-kind materials, to operable condition. Similarly, all masonry will be thoroughly inspected and deteriorated mortar will be repaired in accordance with NPS Preservation Brief No. 2. The existing painted brick portion of the building will be painted per the colors on the attached exhibit.

A portion of the roof will be removed to create light wells to the interior of the building. These light wells will not be visible from the public right-of-way as they will be openings in the center of the roof. In addition, skylights will be installed throughout the roof. The flat roof on the top of the building will be replaced with membrane roofing. Appropriate metal flashing will be restored or replaced with like-kind material as needed.

A new fabric awning is proposed on the right storefront. An encroachment agreement will be required to be obtained from the City for the installation of the proposed awning.

The 42-inch high bronze metal picket fencing will be used to create a private entry at the rear of the building for an apartment unit with direct access to the exterior.

141 West Washington Street – Aluminum storefront and doors will be removed from the front façade. New storefront will be installed in the existing openings. The storefront will consist of fixed-panel glazing with wood jambs, sills, and header. New storefront doors will be single-lite painted wood construction. Openings on the rear of the building will be re-established by the removal of infill masonry. New metal storefront and doors will be installed at the two rear entry locations. Masonry will be removed at the rear of the building to create an additional second-story window openings. New metal-clad double-hung windows will be installed in the rear elevation in the newly created opening.

The second-story wood windows on the front façade will be cleaned, repaired and restored, using like-kind materials, to operable condition. Similarly, all stone and masonry will be thoroughly inspected and deteriorated mortar will be repaired in accordance with NPS Preservation Brief No. 2. The stone façade will be cleaned and maintained.

A portion of the roof will be removed to create light wells to the interior of the building. These light wells will not be visible from the public right-of-way as they will be openings in the center of the roof. In addition, skylights will be installed throughout the roof. The flat roof on the top of the building will be replaced with membrane roofing. Appropriate metal flashing will be restored or replaced with like-kind material as needed.

The 42-inch high bronze metal picket fencing will be used to create a private entry at the rear of

the building for an apartment unit with direct access to the exterior.

143-145 West Washington Street – The renovation of this building will be accomplished by the removal of non-historic elements. A masonry wall at the storefront will be removed. Aluminum storefront and doors will be removed from the front façade. New storefront will be installed in the existing openings. The storefront will consist of fixed-panel glazing with wood jambs, sills, and header. New storefront doors will be single-lite painted wood construction. Masonry will be removed at the rear of the building to create additional ground floor entry and window openings. New metal-clad double-hung windows and metal-clad doors will be installed in the rear elevation in the newly created openings. Masonry will be removed at the west elevation of the building to create seven additional windows. New metal-clad double-hung windows will be installed in the west elevation in the newly created openings.

The second-story wood windows on the front façade will be cleaned, repaired and restored, using like-kind materials, to operable condition. Similarly, all masonry will be thoroughly inspected and deteriorated mortar will be repaired in accordance with NPS Preservation Brief No. 2. The existing brick façade will be cleaned and maintained in an unpainted condition.

Skylights will be installed throughout the roof. The flat roof on the top of the building will be replaced with membrane roofing. Appropriate metal flashing will be restored or replaced with like-kind material as needed.

The 42-inch high bronze metal picket fencing will be used to create a private entry at the rear of the building for an apartment unit with direct access to the exterior.

147-149 West Washington Street – The renovation of this building will be accomplished by the removal of non-historic elements. Aluminum storefront and doors will be removed from the front façade. New storefront will be installed in the existing openings. The storefront will consist of fixed-panel glazing with wood jambs, sills, and header. New storefront doors will be single-lite painted wood construction. Masonry will be removed at the rear of the building to create additional ground floor window openings. New metal-clad double-hung windows will be installed in the rear elevation in the newly created openings.

The second-story wood windows on the front façade will be cleaned, repaired and restored, using like-kind materials, to operable condition. Similarly, all masonry will be thoroughly inspected and deteriorated mortar will be repaired in accordance with NPS Preservation Brief No. 2. The existing painted brick portion of the building will be painted per the colors on the attached exhibit.

The flat roof on the top of the building will be replaced with membrane roofing. Appropriate metal flashing will be restored or replaced with like-kind material as needed.

The renovation of this series of buildings into sixty-seven apartments and five commercial spaces will be accomplished using standards established by the National Park Service for renovation and restoration of historic structures. All work on the buildings must be approved by the State of Virginia to be eligible for State and federal tax credits. This work can be reviewed by

category for compliance with the Suffolk Historic District Guidelines. The activities required to complete the proposed renovation/conversion, as identified in the supporting documentation, include the following.

A. Exterior Walls and Chimneys

All masonry will be thoroughly inspected and deteriorated mortar will be repaired in accordance with NPS Preservation Brief No. 2. The existing painted brick portions of the buildings will be painted as shown on the attached exhibits. The rear of the structures will be painted consistent with the previously renovated property at 111-119 West Washington, a dark red color compatible with the brick structures. The methods being used are reflected in the guidelines for the care of masonry found in the Design Guidelines.

B. Roof and Skylights

To provide additional lighting to those units with limited windows, additional skylights and light wells will be inserted. Since these fixtures are located on the roof, their addition will not affect the appearance of the building's exterior façade and hence, will not detract from the building's historic appearance.

C. Windows

The applicant is proposing to replace the aging storefront windows with new compatible storefront windows framed in wood. On the upper floors, the existing historic windows will be retained. The windows that are either missing or damaged beyond repair will be replaced with in-kind windows which will match the historic windows. To provide for required light and ventilation, the following will be added: New doors and windows as shown on the attached exhibits.

As with other external additions, the choice of window style and material, while meeting the requirements of the Building Code, are also consistent with and complement the historic character of the building and, as such, are consistent with and further the provisions of the Design Guidelines.

E. Exterior Doors

The mercantile doors from West Washington Street will be replaced with wooden single-lite doors. The doors leading into common corridors and directly into residential units will be aluminum-clad wooden doors. This style door was chosen as a means of providing additional lighting to the units.

As with other external additions, the choice of door style and material as previously described, while meeting the requirements of the Building Code, are also consistent with and complement the historic character of the building and, as such, are consistent with and further the provisions of the Design Guidelines.

G. Site

In recognition of its urban location, the applicant proposes to create small patios along the south side of the building. Landscaping will be installed around and between the patio areas which will be harmonious with the adjacent city plaza.

There are no specific provisions within the Design Guidelines which speak to landscaping and patios associated with a mercantile use. Landscaping is mentioned in Chapter 6 in association with new construction. Here it is stated that heavy landscaping is essential if new buildings are to blend with their surroundings. The proposed landscaping will serve to not only meet this aim but also to enhance the pedestrian environment as referenced in Section 31-408(g) of the UDO. Through the installation of landscaping along the south side of the project, a more pleasing pedestrian environment will be provided for both residents of the building as well as the general public. It will also serve to complement the existing landscaping associated with the nearby public plaza.

The applicant is also proposing the construction of a dumpster enclosure in the landscape island of the City's Cherry Street parking lot. While the design and location of the proposed enclosure do not distract from the historic structures, the use of brick as an enclosure material is more in keeping with the materials present on site.

H. Lighting

The applicant is proposing to install gooseneck lighting fixtures in the area of the existing and new entries into the residential portion of the building located on the east, west, and south facades.

The Design Guidelines does not contain provisions directed at lighting fixtures on a mercantile building. The installation of entry lighting also furthers comments by the Police Department encouraging good visibility and crime prevention through the use of exterior lighting at entrance/exist points.

**Summary and Recommendations**

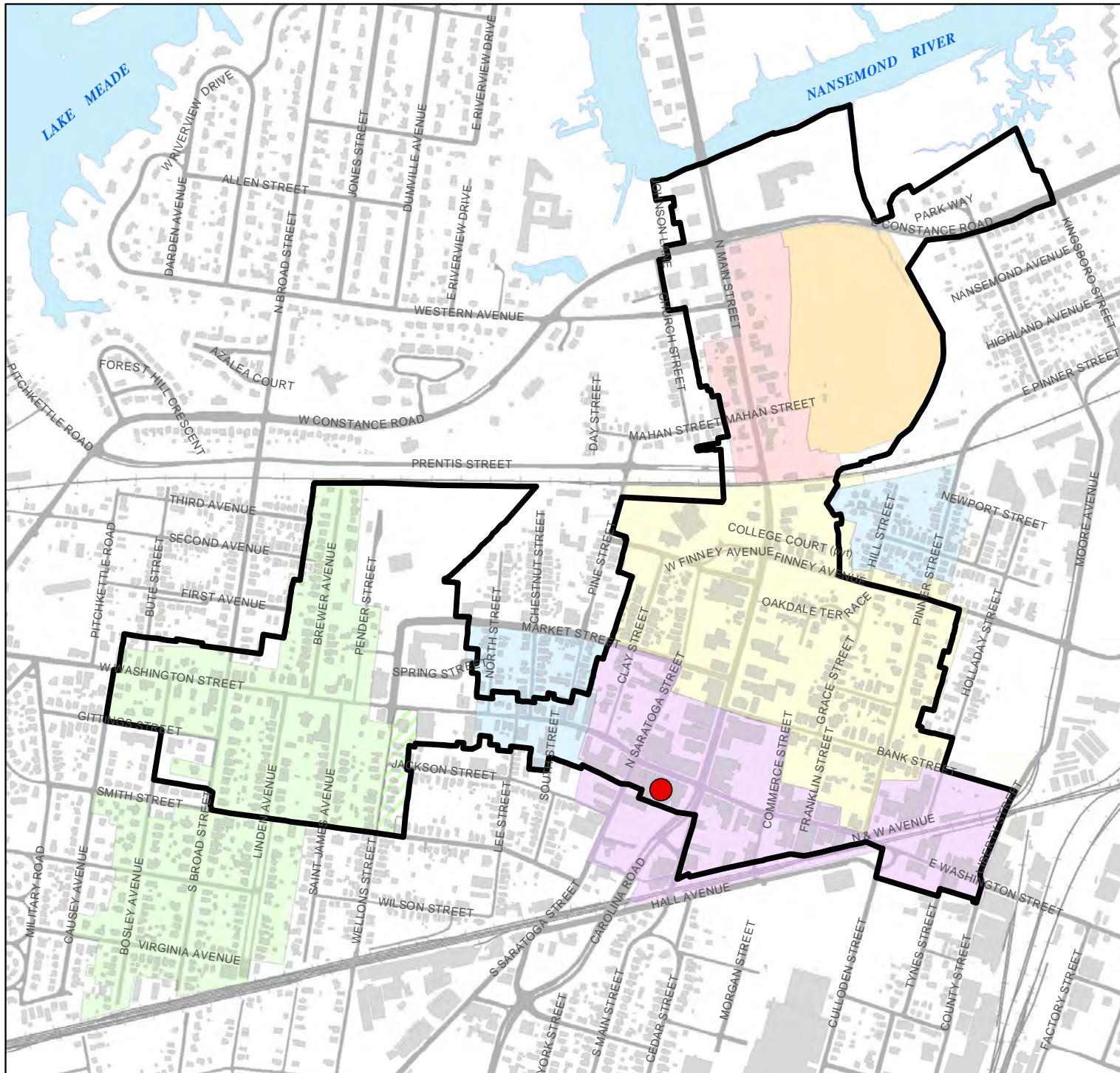
As reflected in the previous renovations by the applicant in the Suffolk Historic District, the applicant's attention to maintaining and, where necessary, complementing historic detail furthers the intent of the Historic Conservation Overlay District, as reflected in the UDO, and the Historic Urban Core, as reflected in the Historic District Design Guidelines.

Based on the above findings-of-fact, staff recommends approval of HC-2013-16 with the following conditions:

1. Inspect masonry and repair deteriorated mortar in accordance with NPS Preservation Brief No. 2.

2. Repaint existing painted brick as shown on the exhibits; unpainted brick to remain unpainted.
3. Doors/Windows: Inspect and to the extent possible retain, refurbish, and repaint the existing historic windows. Where windows are either missing or damaged beyond repair, replace with in-kind windows, painted to match the new storefront windows. Install new storefront glazing and doors as shown on the attached architectural plans. Install new windows and doors as shown on the attached plans in either new openings or reclaimed openings.
4. Install additional skylights and light wells as depicted on architectural plans. Provide new membrane roof to protect structure.
5. Remove all extraneous and deteriorated gutters and downspouts and, where necessary, install new pre-finished metal gutters and downspouts. Color to match trim.
6. 40-inch high metal picket fencing and associated paving and landscaping may be installed on the south side of the property to create entry courtyards as shown on the plans.
7. Install gooseneck lighting fixtures in the area of the existing and new entries into the residential portion of the building located on the east, west, and south facades consistent with the submitted plans.
8. Dumpster enclosure may be constructed where shown; however, the enclosure should be of brick to complement the existing structures in the area.
9. No construction may occur on city-owned property without approval of the appropriate agreements.
10. No additional exterior renovation to be undertaken without the issuance of a Certificate of Appropriateness.





# Suffolk Historic & Cultural Overlay District & National Register Historic Districts

## HC16-13

### LEGEND

Suffolk Historic & Cultural Conservation Overlay

### NATIONAL REGISTER HISTORIC DISTRICTS

- Original Suffolk District (1987)
- North Main Street Extension District (1998)
- East Washington Street District (2002)
- West End District (2004)
- West End District Expansion (2004)
- Suffolk District Expansion (2004)
- Cedar Hill Cemetery (2006)

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The City of Suffolk assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein.

Parcel and Zoning information has been developed to provide a graphic representation of the Real Estate Property Tax Maps. The boundaries of any parcel may have been adjusted to provide a more visually pleasing presentation. User should refer to instrument of transfer (deed or plat) for legal boundary location and perimeter or area measurements.

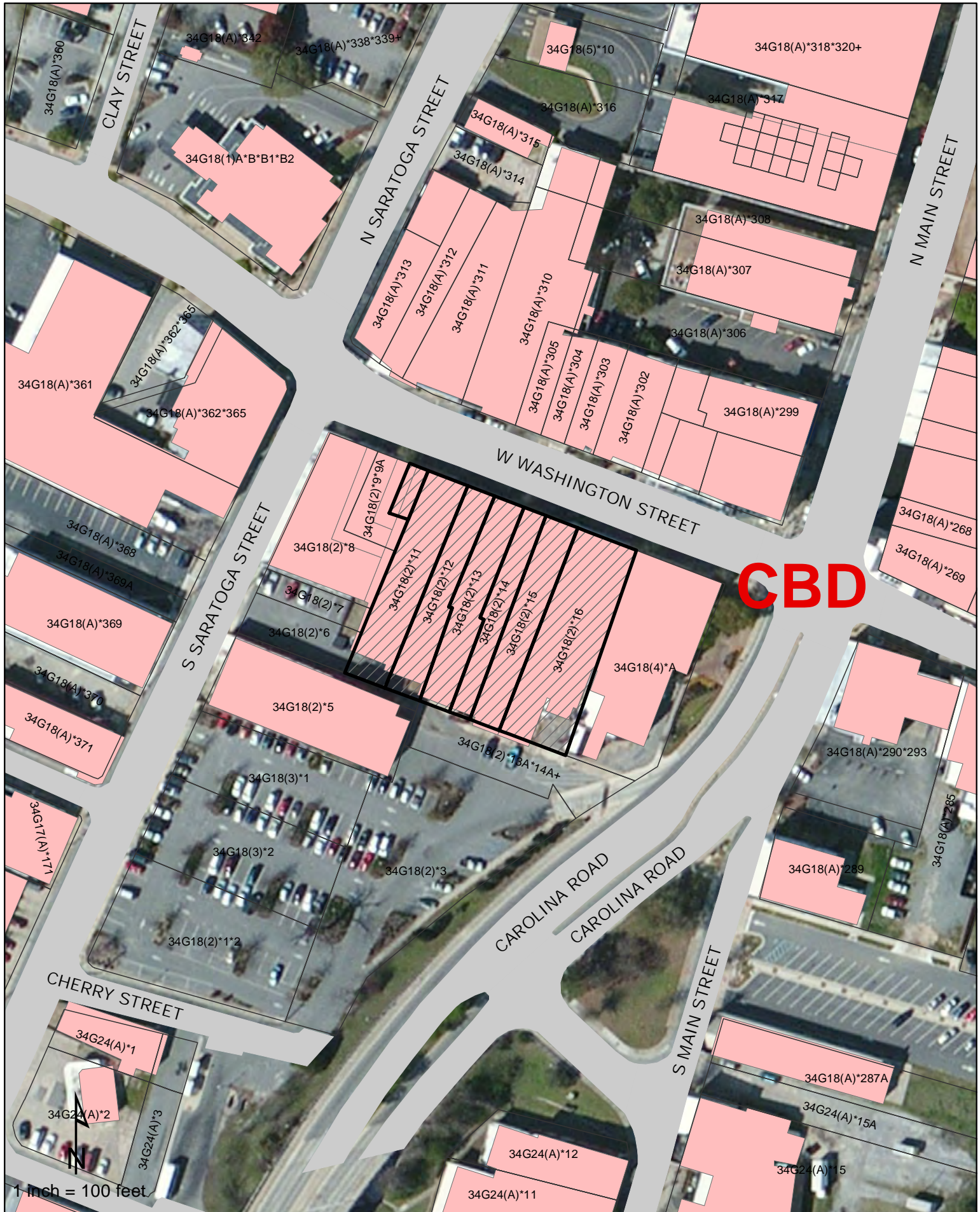
Aerial Photography captured March 1999. A limited area of the City was re flown in March of 2001. The most up-to-date photography available was used to capture planimetric information.

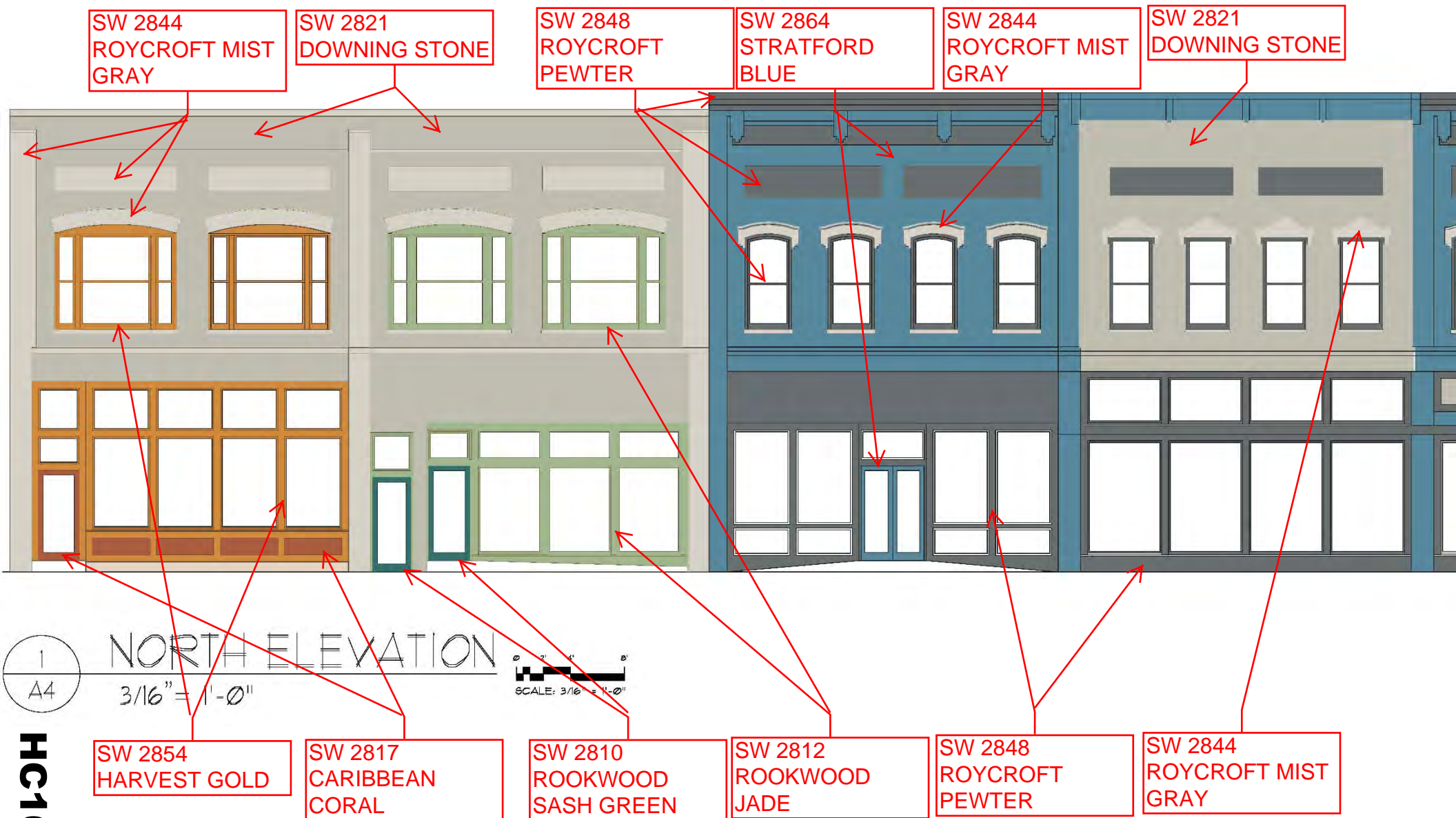


1:10,800  
1 inch = 900 feet



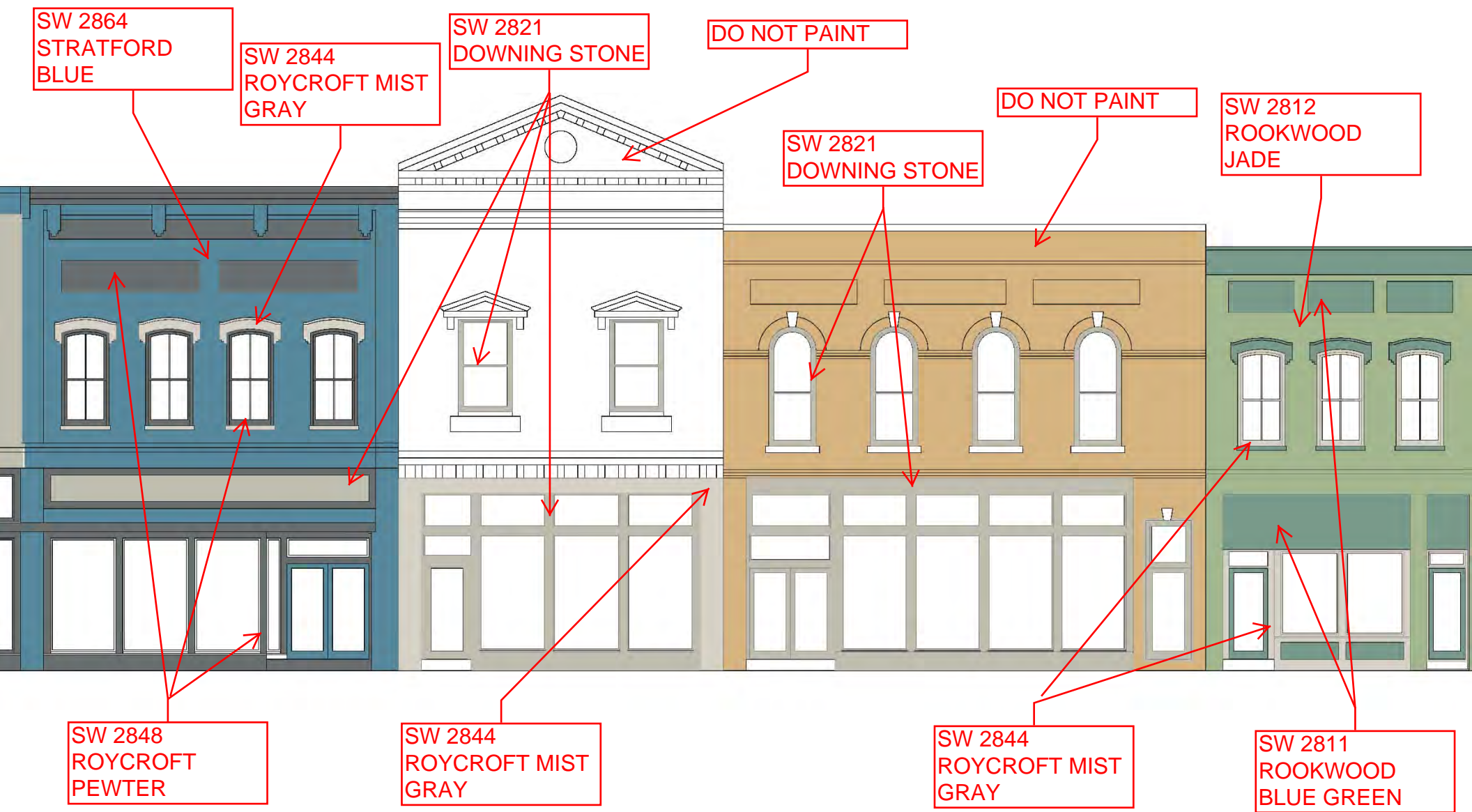
# HC16-13 Zoning /Land Use Map





HC16-13





HC16-13

WINDOW NOTES:

1. EXTERIOR WINDOW AND STOREFRONT FINISH TO BE DARK BRONZE. NEW WINDOWS TO BE DOUBLE PANE INSULATED  
UNITS WITH 1/2" AIR SPACE. IF PLANTS ARE NEEDED TO MATCH ADJACENT WINDOW OR REPLACED WINDOW PLANT TO BE  
DIVIDED LIGHT OR TRUE DIVIDED LIGHT, TYPICAL.

2. WINDOW SIZES SHOWN ARE APPROXIMATE. FINAL SIZE MAY BE ADJUSTED FOR MANUFACTURER OFFERING OR EXISTING CONDITIONS.

3. IF CONCEALED WINDOWS ARE FOUND DURING DEMOLITION, WINDOWS TO BE REPAIRED AS REQUIRED FOR OPERATION.

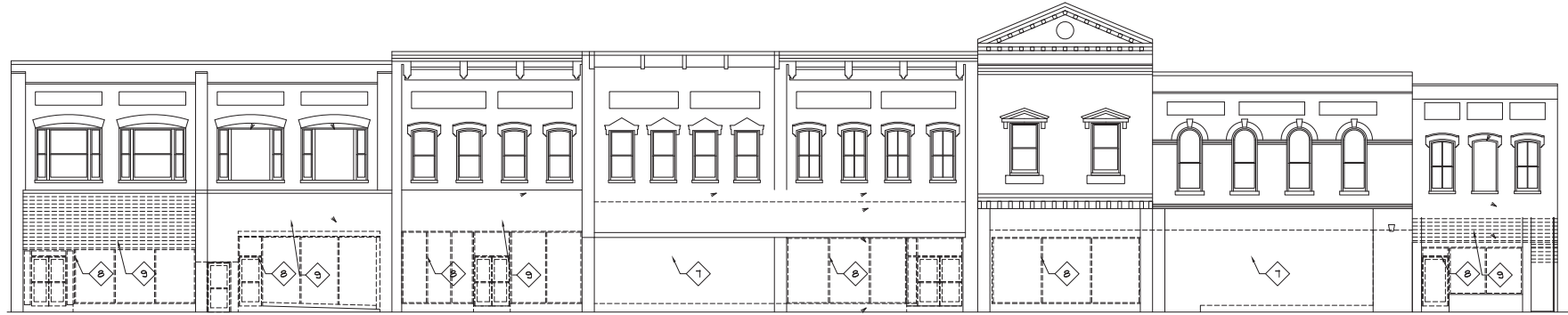
 PARTITION AND CEILING/FLOOR TYPES, SEE WALL TYPES THIS SHEET FOR DETAILS

**A** PARTITION AND CEILING/FLOOR TYPES, SEE WALL TYPES THIS SHEET FOR DETAILS

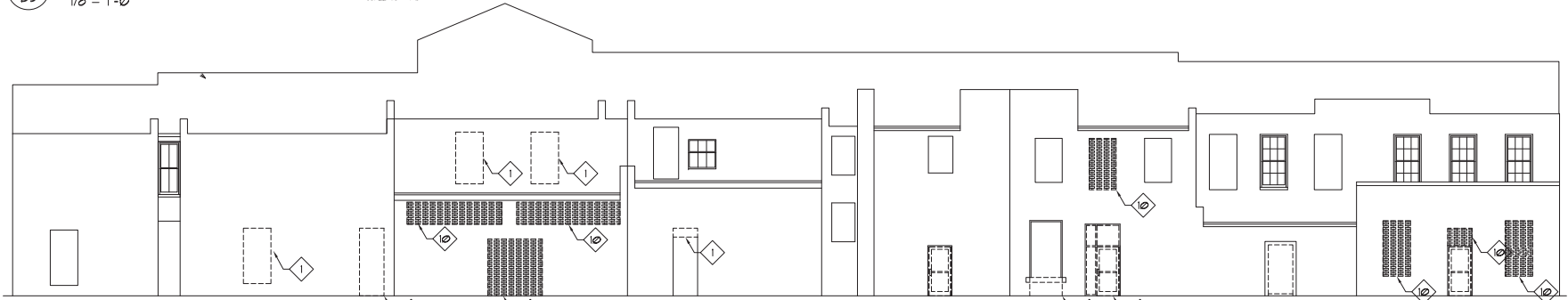


# DEMOLITION NOTES: ①

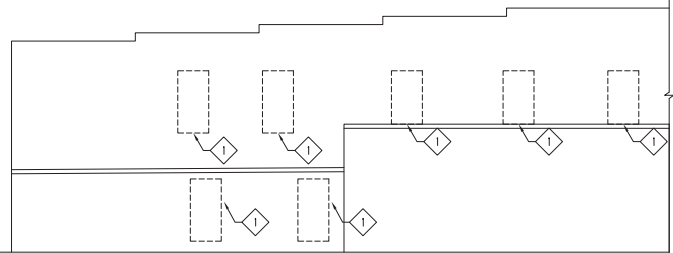
- GENERAL NOTE:  
DASHED LINES REPRESENT BUILDING ELEMENTS TO BE REMOVED.
1. REMOVE EXISTING BRICK MASONRY REQUIRED FOR NEW WINDOW AND BRICK SILL OR DOOR WAY. STEEL LATEL SIZE BY STRUCTURAL ENGINEER.
  2. EXISTING PARTITIONS TO BE REMOVED.
  3. SECOND FLOOR STRUCTURE AND ROOF IN THIS AREA HAS BEEN SEVERELY DAMAGED LIMITING SAFE ACCESS TO THE SECOND FLOOR IN THIS AREA.
  4. REMOVE SECOND FLOOR AND ROOF FOR NEW EXTERIOR LIGHT WELL.
  5. REMOVE ROOF FOR NEW EXTERIOR LIGHT WELL.
  6. REMOVE FLOOR FOR NEW STAIR WELL.
  7. REMOVE MASONRY WALL AT FORMER STOREFRONT. BASE TO BE REUSED WITH NEW STOREFRONT.
  8. REMOVE EXISTING STOREFRONT.
  9. NON-ORIGINAL SIDING OR PANELING TO BE REMOVED.
  10. REMOVE MASONRY AT FORMER OPENING.



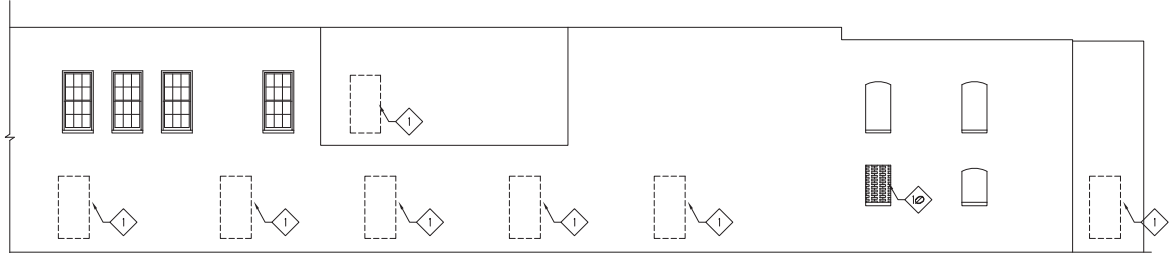
① NORTH DEMO ELEVATION  
D3 1/8" = 1'-0" SCALE: 1/8" = 1'-0"



② SOUTH DEMO ELEVATION  
D3 1/8" = 1'-0" SCALE: 1/8" = 1'-0"



③ PARTIAL EAST DEMO ELEVATION  
D3 1/8" = 1'-0" SCALE: 1/8" = 1'-0"



④ PARTIAL WEST DEMO ELEVATION  
D3 1/8" = 1'-0" SCALE: 1/8" = 1'-0"

HC16-13

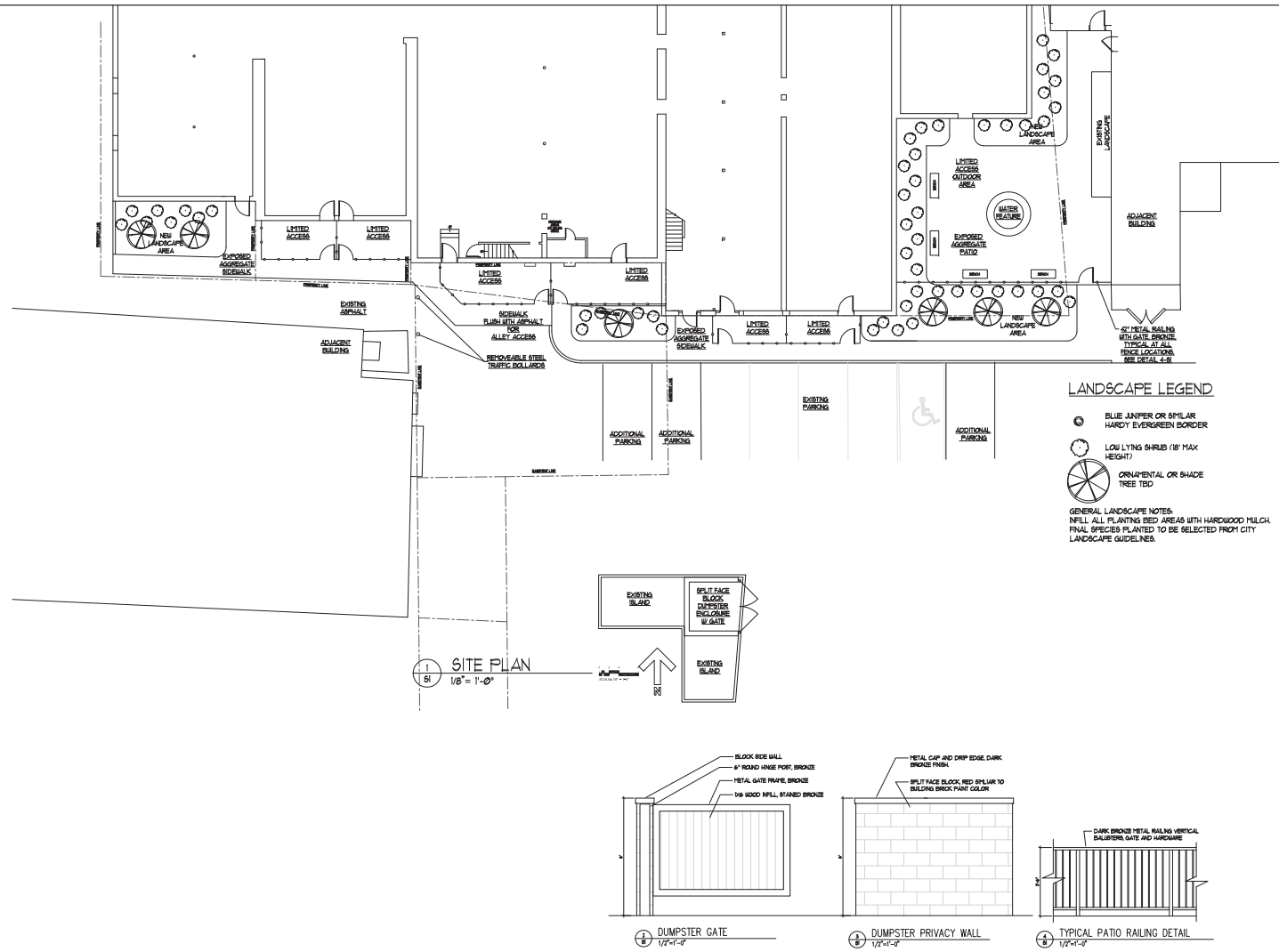


ARCHITECT  
Fowler Architecture LLC  
1201 West 10th Street  
Ft. Worth, Texas 76102  
Phone: 817.335.1747  
www.fowlerarchitecture.com

fowlerArchitecture

IMPROVEMENTS TO  
121-149 WEST WASHINGTON STREET  
SUFFOLK, VA 23434

D3



**HC16-13**

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# CITY OF SUFFOLK

441 MARKET STREET, P.O. BOX 1858, SUFFOLK, VIRGINIA 23439-1858  
PHONE: (757) 514-4060 FAX: (757) 514-4099

DEPARTMENT OF  
PLANNING & COMMUNITY DEVELOPMENT

*Division of Planning*

To: Historic Landmarks Commission

From: Thomas Jordan, AICP, Planner II

Date: September 12, 2013

Subject: **REQUEST FOR CERTIFICATE OF APPROPRIATENESS HC-2013-17**, submitted by Douglas Fisher, property owner, to replace an existing wooden picket fence with a decorative aluminum picket fence for an existing residential structure located at 238 Pinner Street. The property is further identified as Zoning Map 34G19 Block (A) Parcel(s) 18, Suffolk Voting Borough, and is zoned RM (Residential Medium Density District), and HC (Historic Conservation Overlay District).

## **STAFF REPORT**

### **Overview of the Subject Property and Surrounding Area**

The structure is located at the intersection of Pinner Street and Finney Avenue (238 Pinner Street). It is part of the original Suffolk Historic District (1987). The dwelling is configured as a detached single-family home. The two-story wood frame structure is estimated to be constructed circa 1900 and has been designated as a contributing historic structure. The dwelling was constructed in the Queen Anne architectural style. Notable features of the main dwelling, as described in the Department of Historic Resources (DHR) reconnaissance survey from 2001 include: 3-bays (asymmetrical) form, cross gable roof, Vernacular porch with Tuscan columns, simple brackets, full classical entablature and turned balusters, dormer brackets with pendants, and a bay window over the porch.

### **Case History**

- HC 1989-004: Replace and paint guttering. Paint trim, front porch, and rear porch "Seal Brown" in color.

- HC 2000-022AD: Replace existing three-tab asphalt shingles on the main house and porch roofs with architectural grade asphalt shingles.
- HC 2007-032AD: Repair the front porch foundation masonry and renovate front porch. Repaint porch trim “Rookwood Red” and white in color.
- HC 2007-043AD: Paint house body of “Rockwood Jade” and trim white in color.

### **Proposed Action**

The applicant has requested approval to remove the white spindle fence and the install a 4’ high wrought-iron style (aluminum panel – black) picket fence at 238 Pinner Street. The fence is located in the front yard adjacent to Pinner Street and will be installed in the same alignment as the existing fence

### **Public Notice**

Public notice of this meeting was published in the newspaper and notices were mailed to adjacent property owners.

### **Applicable Regulations and Analysis**

#### **A. Unified Development Ordinance**

1. Section 31-413(f)(1), Certificate of Appropriateness: Where exterior appearance of any structure as viewed from any street or public way is involved, the Zoning Administrator shall issue no permit for erection, alteration, or improvement unless and until a Certificate of Appropriateness has been issued.
2. Section 31-413(g)(2), General Considerations
  - A. The compatibility with the design, development standards and criteria as included in the City’s adopted Historic District Design Guidelines.
  - C. The historical or architectural value and significance of the building, structure or appurtenant element and its relationship to the historic or architectural value of the area in which it is proposed to be located.
  - E. The compatibility of planned improvements and renovations with the architectural and historic quality, character, and scale of the historic buildings in the City of Suffolk.
3. Section 31-413(g)(7), Approval of Major Action by the HLC: Section 31-413(g)(7)(A)(viii) – Fences greater than 3 ½ feet in height.
4. Section 31-701(b)(10)(A), Fences or walls in single-family residential districts: Fences having a uniform open area of fifty percent (50%) or more may be erected to a maximum height of four (4) feet in any required yard adjacent to a street.

Height shall be measured from the average ground level adjacent to the fence or wall. No fence or wall shall encroach within the visibility triangle.

**B. Suffolk Historic District Design Guidelines**

1. Chapter 1, Section E, Categories of Significance with the Historic Conservation Overlay District, Contributing Structures: Historic or non-historic structures contribute to the overall historic character of the historic district through the compatibility of their design, character, scale, material, and detailing. They are not, however, significant enough to be designated as landmarks.
2. Chapter 2, Section E, Certificate of Appropriateness: A Certificate of Appropriateness is similar to a building permit in that it is required whenever the exterior appearance of any structure in the Historic Conversation Overlay District, as viewed from any street or public way, is erected, altered, or improved.
3. Chapter 5, Section E. Fences and Low Screen Walls: Fences and screen walls are utilized to perform various functions. Within the Suffolk Historic Conservation Overlay District historic fences and walls are made from a variety of materials including brick, wrought iron, and wood. These historic fences and screen walls shall be maintained in their original condition.
4. Chapter 5, Section E.2, Decorative Fences: Decorative fencing is usually used where fences will be visible from public streets in front and side yards to accent the yard and provide some degree of enclosure. Decorative fences can be made of wrought iron and wood pickets, with or without brick piers. No fence located in any required yard adjacent to a street which creates a solid screen may exceed 30-inches in height. If such fence is uniformly 50% or more opened, it may be erected to a maximum height of 48-inches. Side yard and rear yard fencing not visible from a public way can be the maximum height of six (6) feet as allowed by the Unified Development Ordinance. Plastic and vinyl fencing is not allowed unless specifically approved by the Historic Landmarks Commission. Chain link fencing and other wire fencing are prohibited.

**Staff Analysis**

The applicant is requesting approval for the replacement of an existing wooden spindle fence with a decorative metal picket fence (black in color). The proposed fence will be constructed of aluminum and is proposed as a black wrought-iron style metal fence four (4) feet in height.

The guidelines identify that a variety of fence materials and designs are utilized in the Historic Conservation Overlay District. Selection of an appropriate fence design and material depends not only on function but the also the context in which the fence is utilized. The proposed fence is a traditional decorative design similar to fences previously installed throughout the historic district. The property is adjacent to a well traveled signalized intersection with pedestrian sidewalks on both Pinner Street and Finney Avenue. The fence as proposed is in accordance with Unified

Development Ordinance general fence provisions for single-family residential districts which requires open area (50% or more) and allows a maximum height of four (4) feet for fences located within a required yard adjacent to a street.

### **Summary and Recommendations**

It is staff's position the criteria of Chapter 5, Section I, Roofs, of the Historic District Design Guidelines have been satisfied. Based on the above findings-of-fact, staff recommends the following actions with regard to the requests outlined in HC2013-17:

1. The proposed fence is the Hempsted style (black color) by Ironcraft 4 feet in height. The replacement fence shall be installed in the same alignment as the existing fence.
2. No further exterior improvements permitted without the issuance of a Certificate of Appropriateness.
3. All required permits shall be obtained from the Community Development Division.

This is a detailed street map of a neighborhood in Charleston, South Carolina. The map features several distinct colored zones outlined in black:

- Green Zone:** Located in the lower-left quadrant, bounded by W Washington Street to the north, S Broad Street to the east, and S Main Street to the south. It includes streets like Bute Street, First Avenue, Second Avenue, Third Avenue, and various residential streets such as Linden Avenue and Virginia Avenue.
- Yellow Zone:** Located in the center-right, bounded by W Finney Avenue to the north, N Main Street to the west, and E Washington Street to the south. It includes streets like College Court (Rd), Finney Avenue, Oakdale Terrace, and Bank Street.
- Pink Zone:** Located in the upper-right, bounded by N Main Street to the west and N Charleston Street to the east. It includes streets like Mahan Street and Constance Road.
- Purple Zone:** Located in the lower-right, bounded by N Main Street to the west and E Washington Street to the north. It includes streets like Commerce Street, Franklin Street, and Grace Street.

A red dot is located on the eastern edge of the yellow zone, near the intersection of Hill Street and Pinner Street. The map also shows surrounding areas like Lake Meade to the northwest and the Nansemond River to the northeast. Major roads like N Main Street, N Charleston Street, and W Constance Road are clearly marked. Other streets include Barden Avenue, Allen Street, Jones Street, Dunville Avenue, E River View Drive, Western Avenue, Forest Hill Crescent, Azalea Court, W Constance Road, Prentiss Street, Day Street, Pitchkettle Road, Bute Street, First Avenue, Second Avenue, Third Avenue, W Washington Street, Gitting Street, Smith Street, S Broad Street, Linden Avenue, Saint James Avenue, Wellons Street, Wilson Street, Jackson Street, North Street, Chestnut Street, Pine Street, Clay Street, N Saratoga Street, Lee Street, South Street, S Saratoga Street, York Street, S Main Street, Cedar Street, Morgan Street, Culloden Street, Tynes Street, County Street, Factory Street, Moore Avenue, Holladay Street, Pinner Street, Highland Avenue, Nansemond Avenue, Park Way, Constance Road, and Kingsboro Street.

### LEGEND

NATIONAL REGISTER HISTORIC DISTRICTS

 *Original Suffolk District (1987)*

 *North Main Street Extension District (1998)*

 *East Washington Street District (2002)*

 **West End District (2004)** **West End District Expansion (2004)**

 **Suffolk District Expansion (2004)**

 Cedar Hill Cemetery (2006)

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Aerial Photography captured March 1999. A limited area of the City was re flown in March of 2001. The most up-to-date photography available was used to capture diametric information.



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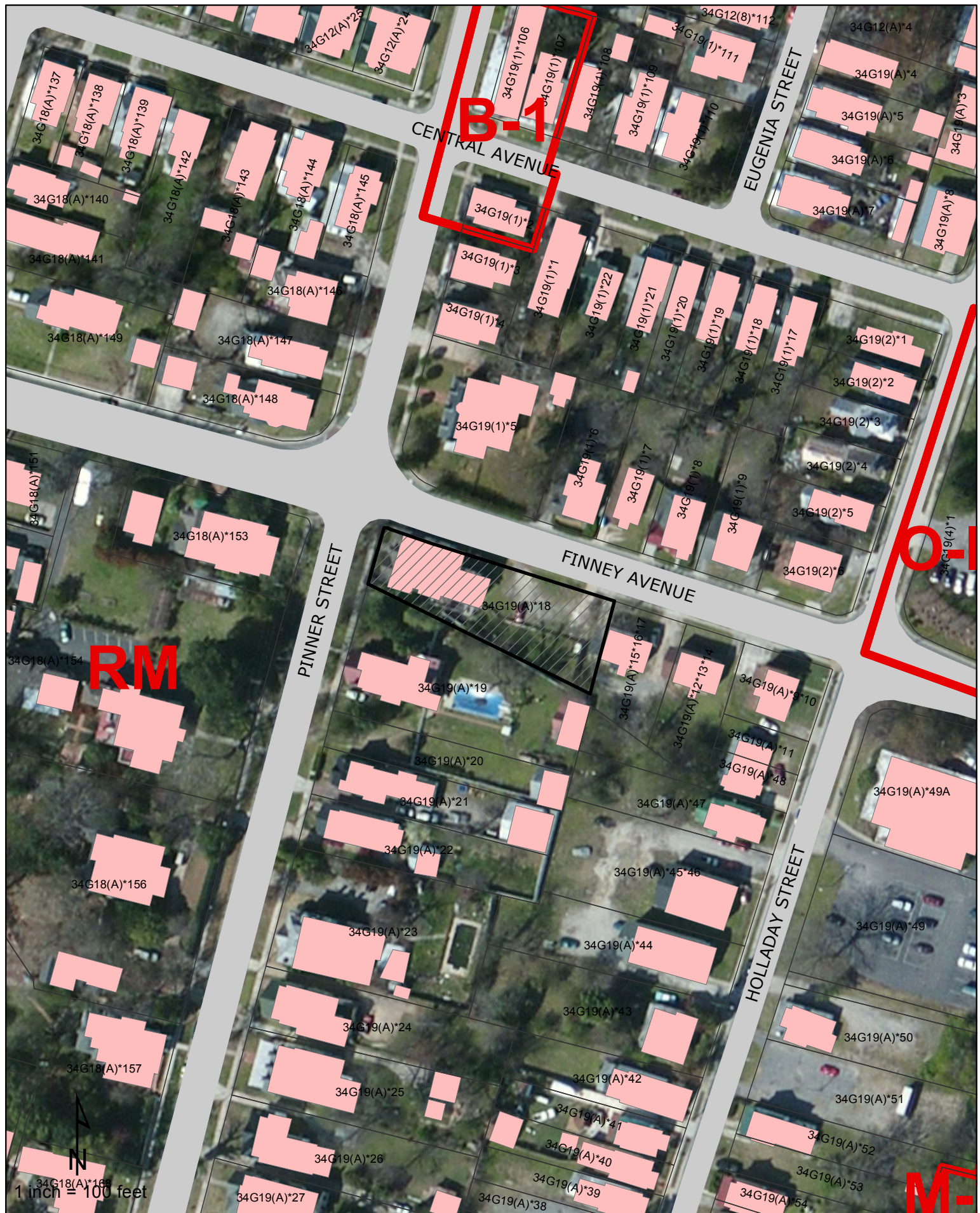
1 inch = 900 feet

City of Suffolk Department of  
Planning & Community Development  
Updated : September 20, 2011

**Suffolk**  
VIRGINIA  
*It's a good time to be in Suffolk*



# HC17-13 Zoning /Land Use Map





# Hempsted

120 lineal feet starting at \$1,400.00

Fencing materials only. Concrete not included.

## Fence Specs

- ▶ Panel Style
- ▶ Gate Style
- ▶ Post/Cap Style
- ▶ Accessories



## Hempsted

IronCraft's Hempsted fence is a classic wrought iron looking aluminum fence. This elegant design features the safety of a smooth top with decorative finials. Choose from black, white or bronze finishes. Gates are available in straight, arched and rainbow arched designs.

For gate to be pool code compliant, add magnetic latch choosing appropriate model from below (pool owners consult local building codes for compliance requirements).

[Click here to download the Fence Specifications PDF](#)

**Picket spacing:** 3-13/16"

**Panel size:** 4' H x 6' W, 5' H x 6' W

**Available Fence Colors:**



Black



White



Bronze

## Adding a fence around your pool?



Keep an eye out for this logo for items that are pool code approved. Approved pool code fence styles will not have exposed bottom pickets.

## Need a Fence in 14 days?



Keep an eye out for this logo for items that can ship in fourteen days. Transit time not included.





**HC17-13**



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## HISTORIC CONSERVATION OVERLAY DISTRICT GENERAL CERTIFICATE OF APPROPRIATENESS

Application Number: HC-2013-18AD

### **THIS CERTIFICATE MUST BE POSTED IN A VISIBLE LOCATION ON THE PREMISES**

This is to certify that the structure located at the following location has met the requirements of Section 31-413(f)(1) of the Unified Development Ordinance:

Property Address: 106 Brewer Avenue

Property Owner: Norbert Trojanowski

Property Owner's Address: 106 Brewer Ave., Suffolk, VA. 23434

Property Zoning Map Identification: 34G17(2)B\*6

Property Zoning: RM, Residential medium Density District and HC, Historic Conservation Overlay District

The following action/conditions are approved:

1. Remove and replace the front porch wood floor and interior support system.
2. All removed worn and damaged materials will be replaced with like-kind building materials.
3. Any additional exterior improvements shall require a Certificate of Appropriateness.
4. All required permits shall be obtained from the Community Development Division.

THIS CERTIFICATE IS VALID FOR SIX (6) MONTHS. THE APPROVED ACTION(S) MUST COMMENCE WITHIN SIX (6) MONTHS, OTHERWISE A REQUEST FOR AN EXTENSION MUST BE APPLIED FOR AND GRANTED BY THE HISTORIC LANDMARKS COMMISSION OR THE ADMINISTRATOR BEFORE SUCH ACTION CAN COMMENCE.

Signed:

*Patricia Southard*  
(Zoning Administrator)

Date:

*8/16/13*

Signed:

*[Signature]*  
(HLC Secretary)

Date:

*8/16/13*



## HISTORIC CONSERVATION OVERLAY DISTRICT GENERAL CERTIFICATE OF APPROPRIATENESS

Application Number: HC-2013-19AD

### **THIS CERTIFICATE MUST BE POSTED IN A VISIBLE LOCATION ON THE PREMISES**

This is to certify that the structure located at the following location has met the requirements of Section 31-413(f)(1) of the Unified Development Ordinance:

Property Address: 112 S. Broad Street

Property Owner: Floyd and Christine Irby

Property Owner's Address: 112 S. Broad Street, Suffolk, VA. 23434

Property Zoning Map Identification: 34G16(6)A\*8A\*9

Property Zoning: RM, Residential Medium Density District and HC, Historic Conservation Overlay District

The following action/conditions are approved:

1. Replacement of the existing 3-tab asphalt shingle roof with a GAF HD Architectural Shingle (dimensional).
2. Any additional exterior improvements shall require a Certificate of Appropriateness.
3. All required permits shall be obtained from the Community Development Division.

THIS CERTIFICATE IS VALID FOR SIX (6) MONTHS. THE APPROVED ACTION(S) MUST COMMENCE WITHIN SIX (6) MONTHS, OTHERWISE A REQUEST FOR AN EXTENSION MUST BE APPLIED FOR AND GRANTED BY THE HISTORIC LANDMARKS COMMISSION OR THE ADMINISTRATOR BEFORE SUCH ACTION CAN COMMENCE.

Signed: Patricia Southard  
(Zoning Administrator)

Date: 8/16/13

Signed: [Signature]  
(HLC Secretary)

Date: 8/16/13